

End Link - Pontypridd

£185,000

Property Reference: PP10333



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Situated here in this quiet cul-de-sac, we are delighted to offer for sale this beautifully presented, modern two bedroom link property with excellent sized flat gardens and private driveway for off-road parking for two vehicles. This property is conveniently located within easy access of Pontypridd, Talbot Green, Llantrisant and M4 corridor. It offers great accommodation and would ideally suit first time buyer. It benefits from UPVC double-glazing, gas central heating and will include floor coverings, blinds and many extras. With its flat maintenance-free rear garden and off-road parking for two family-sized vehicles, an early viewing is most highly recommended. It is being sold with no onward chain and a quick sale is available if required. It briefly comprises fitted kitchen, open-plan lounge/diner, first floor landing, two generous sized bedrooms, family bathroom/WC, maintenance-free garden, driveway for two cars.

Entranceway

Entrance via UPVC double-glazed door allowing access to kitchen.

Kitchen (1.70 x 4.26m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and covered ceiling, quality ceramic tiled flooring, central heating radiator, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, matching breakfast bar, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances, wall-mounted gas combination boiler supplying domestic hot





water and gas central heating, white panel door to side allowing access to lounge.

Lounge (3.59 x 4.47m)

UPVC double-glazed patio doors to side allowing access onto and overlooking gardens with made to measure blinds, plastered emulsion décor with one wall papered, plastered emulsion ceiling, quality wood panel flooring, central heating radiator, ample electric power points, open-plan stairs to first floor elevation with quality fitted carpet.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, electric power points, white panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.68 x 3.20m)

UPVC double-glazed window to side with made to measure blinds overlooking gardens, plastered emulsion décor and ceiling, one feature wall papered, quality fitted carpet, radiator, built-in wardrobes providing ample hanging and shelving space, additional built-in storage cupboard.



Bedroom 2 (2.62 x 2.30m)

UPVC double-glazed window to side with made to measure blind, plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points.

Bathroom/WC

Modern bathroom/WC with patterned glaze UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with feature panelling to bath area, plastered emulsion ceiling with ceiling light fitting, quality flooring, chrome heated towel rail, white suite to include panelled bath with above bath shower screen, electric shower, low-level WC, wash hand basin set within high gloss base vanity unit with central mixer taps, all fixtures



and fittings to remain, electric shaver point, Xpelair fan.

Rear Garden

Beautifully presented, maintenance-free, laid to paved patio and decked area with rear access, outside electric power points, outside water tap fitting, gate allowing access to off-road parking for two plus family-sized vehicles, further gate allowing access to main front entrance.

Front Approach

Laid to concrete pathway with decorative slate gravel, outside courtesy lighting, covered porchway.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.